

For those attending the meeting, masks will be required and social distancing protocols will remain in effect *

**** A physician's note on prescribed letterhead must be provided in advance of the meeting to the Township Clerk as a condition of being allowed to be present at the meeting without a mask. No exceptions will be made.***

READINGTON TOWNSHIP COMMITTEE
FEBRUARY 7, 2022 AMENDED AGENDA

A. Mayor Huelsebusch calls the meeting to order at 6:00 p.m. announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised. The Township Committee aims to begin the public portion of its meeting at 7:30 p.m.; however, there are times when the Executive Session may run longer than anticipated. We ask for the public's patience as the Committee completes its work prior to the public meetings.

B. EXECUTIVE SESSION

Executive Session Resolution

Personnel / Recreation

Personnel / Department of Public Works

Personnel / Chief Financial Officer

Personnel / Administration (Intern)

Personnel / Police Department

Personnel / Construction Code

Contract Negotiations / PBA Local 317

Contract Negotiations / Lease Agreement / 19 Owl Court

Contract Negotiations / Agriculture Maintenance Contract / Block 55, Lot 19.01

Contract Negotiations / Readington Farms

Attorney-Client Privilege / Executive Session Minutes / January 18, 2022

Potential Litigation / Affordable Housing

Litigation / Oakland Drive West Pump Station Upgrade

Litigation / Civil Action Summons / Rosehill and Rosedale Cemetery Associations vs. Township of Readington and the Township Committee of the Township of Readington

C. SALUTE TO FLAG

D. REPORT ON EXECUTIVE SESSION

E. CONSENT AGENDA

All items listed with an asterisk “*” are considered to be routine by the Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a Committee member or citizen requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.

1. * ***Release of Board of Health Escrow / Block 39, Lot 53.04 (Readington Industrial Center Association, Inc.)***
2. * ***Release of Board of Health Escrow / Block 70, Lot 27.12 (Cocuzza)***
3. * ***Resolution to Authorize Buy Back of Reserved Sewer Capacity (Ferber)***
4. * ***Resolution to Request County of Hunterdon to Abandon the Roundabout Project on County Road 523***
5. * ***Resolution Requesting a Reduction in the Speed Limit along County Road 523 and Provide Additional Signage***

F. * APPROVAL OF MINUTES

Minutes of January 18, 2022 Meeting

G. COMMENTS FROM THE PUBLIC for items listed on the agenda only

(Note: The Committee will take public comment on the ordinance(s) listed under Section H during the Public Hearing portion)

H. PUBLIC HEARING

1. ***An Ordinance to Provide for the Acceptance of Property Known as Block 73, Lot 15 in the Township of Readington, County of Hunterdon and State of New Jersey from Flood - Ordinance #01-2022***

2. ***An Ordinance of the Township of Readington, Hunterdon County and State of New Jersey Repealing Ordinance #19-2021 which Prohibited All Classes of Cannabis Businesses within the Township and Amending Chapter 88 of the Code of the Township of Readington Entitled "Cannabis Businesses" to Permit Certain Classes of Cannabis Businesses - Ordinance #02-2022***
3. ***An Ordinance of the Township of Readington, Hunterdon County and State of New Jersey Amending and Supplementing Chapter 88 of the Code of the Township of Readington to Establish a Cannabis Transfer Tax and User Tax in the Township - Ordinance #03-2022***
4. ***An Ordinance of the Township of Readington to Amend the Zoning Map and Article IV "District Regulations" of Chapter 148 "Land Development" of the Code of the Township of Readington to Create a New Zone Known as the Licensed Cannabis Business Overlay (LCBO) Zone District - Ordinance #04-2022***

I. CORRESPONDENCE / OTHER INFORMATION

1. Letter dated January 19, 2022 from Jennifer Ader, Municipal Clerk, Township of Tewksbury regarding ***An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Amending Article IV, Land Use Board, Zoning Board of Adjustment and Historic Preservation Commission, Section 406, Procedures/Applications for Historic Review, of the Development Regulations Ordinance.***
2. Letter dated December 20, 2021 from Nicole Magdziak, Day Pitney, LLP regarding ***Lamington River Farms Preliminary and Final Site Plan Application, Block 37.01, Lot 1.*** (Entire Application on File in Planning Board for Review)

J. NEW BUSINESS

1. ***An Ordinance of the Township of Readington, in the County of Hunterdon, New Jersey Adopting the Redevelopment Plan for Block 36, Lots 4, 5, 5.02, 65 and 66 Pursuant to the Local Redevelopment and Housing Law***
2. ***An Ordinance Amending Chapter 48 "Land Development" of the Code of the Township of Readington with Respect to Sidewalk Design Standards***
3. ***An Ordinance of the Township of Readington Amending Ordinance #41-2021 Adopted on December 20, 2021 Amending the Zoning Map and Article IV "District Regulations" of Chapter 148 "Land Development" of the Code of the Township of Readington to Remove Certain Zoning Districts Found at Sections 148-27.10 (MFAH-2) and 147-27.13 (MFAH-5) of the Code and Creating a New Inclusionary Housing Zone also known as the Multi-Family Affordable Housing-2.5 (MFAH-2.5) District***

4. *Acceptance of Maintenance Bond / Toll NJ I, LLC / Block 36, Lot 49 (Phase I)*
5. *Acceptance of Maintenance Bond / Toll NJ I, LLC / Block 36, Lot 49 (Phases 2-4)*
6. *Resolution of the Township Committee of the Township of Readington, in the County of Hunterdon, New Jersey Authorizing an Application to the Complete Streets Technical Assistance Program*
7. *Resolution for a Place to Place Transfer (Expansion of Premises) of Plenary Retail Consumption License*

K. ADMINISTRATOR'S REPORT

L. ATTORNEY'S REPORT

M. COMMITTEE REPORTS

1. **John Albanese**
Planning Board/Affordable
Housing Social Services
Recreation
• *Recreation Annual Report 2021*
2. **Betty Ann Fort**
Historic Preservation / Museums
Zoning
Emergency Services / Fire Official
Library Services
3. **Jonathan Heller**
Board of Health
Sewer Advisory
Environmental Commission
Finance
* *Tax Lien Redemption*
* *Payment of Bills*
4. **Juergen Huelsebusch**
Police Department / Traffic Safety
Agricultural Advisory Committee
Farmland / Open Space Advisory Board

5. Adam Mueller

Construction & Code Enforcement

Engineering / Roads / Building & Grounds / Recycling

Municipal Court

O. COMMENTS FROM THE PUBLIC

(Note: In consideration of allowing all members of the public an opportunity to speak, please limit public comment to five (5) minutes)

P. COMMENTS FROM THE GOVERNING BODY

Q. ADJOURNMENT